

143.0

0009

0014.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

770,200 / 770,200

USE VALUE:

770,200 / 770,200

ASSESSED:

770,200 / 770,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
144		MT. VERNON ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: HIGGINS NATHAN R & LISA C	
Owner 2:	
Owner 3:	

Street 1: 144 MOUNT VERNON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: NOLAN LEO E -

Owner 2: -

Street 1: 144 MOUNT VERNON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 4,934 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 1817 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4934		Sq. Ft.	Site		0	80.	1.15	9									454,417						454,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4934.000	315,800		454,400	770,200		93437
							GIS Ref
							GIS Ref
							Insp Date
							02/04/09

 Total Card / Total Parcel  
 770,200 / 770,200  
 770,200 / 770,200  
 770,200 / 770,200

Prior Id # 1:	93437
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/11/20	01:22:23
LAST REV Date	Time
10/06/20	11:47:28
danam	
11172	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
7/1/2014	External Ins	PC	PHIL C
6/14/2013	Info Fm Prmt	EMK	Ellen K
2/4/2009	Measured	345	PATRIOT
11/4/2008	Meas/Inspect	345	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2019	853	Redo Kit	95,000	O				
5/29/2015	597	Redo Bat	10,500					
6/24/2014	731	Solar Pa	39,950					
4/12/2013	537	Manual	9,000	C				
6/4/2003	418	Re-Roof	3,200					

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
7/1/2014	External Ins	PC	PHIL C
6/14/2013	Info Fm Prmt	EMK	Ellen K
2/4/2009	Measured	345	PATRIOT
11/4/2008	Meas/Inspect	345	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/11/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Total AC/Ha: 0.11327

Total SF/SM: 4934

Parcel LUC: 101

One Family

Prime NB Desc: Brackett

Total: 454,417

Spl Credit

Total: 454,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																											
Type: 15 - Old Style				Full Bath: 1	Rating: Very Good			SCUTTLE /TOILET IN BMT.																																																																																															
Sty Ht: 2 - 2 Story				A Bath:	Rating:																																																																																																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																																																																																																		
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																																																																																																		
Sec Wall:		%		OthrFix: 1	Rating: Good																																																																																																		
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																																																																																																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																																																																																																		
Color: CREAM				A Kits:	Rating:																																																																																																		
View / Desir:				Fpl: 1	Rating: Average																																																																																																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																																																																																																		
Grade: C - Average				<b>CONDOS INFORMATION</b>																																																																																																			
Year Blt: 1927	Eff Yr Blt:			Location:																																																																																																			
Alt LUC:		Alt %:		Total Units:																																																																																																			
Jurisdct:		Fact:	.	Floor:																																																																																																			
Const Mod:				% Own:																																																																																																			
Lump Sum Adj:				Name:																																																																																																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																																																											
Avg Ht/FL: STD	Phys Cond: GD - Good	18.	%	Functional:				No Unit	RMS	BRS	FL																																																																																												
Prim Int Wall: 2 - Plaster				Economic:				1	7	3	M																																																																																												
Sec Int Wall: 8 - Plyw Panel	15%			Special:																																																																																																			
Partition: T - Typical				Override:				Totals																																																																																															
Prim Floors: 3 - Hardwood				Total:	18.6	%		1	7	3																																																																																													
Sec Floors:		%		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>																																																																																											
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 130.00				Rate	Parcel ID	Typ	Date	Sale Price																																																																																											
Subfloor:				Size Adj.: 1.29718924																																																																																																			
Bsmnt Gar:				Const Adj.: 0.97412199																																																																																																			
Electric: 3 - Typical				Adj \$ / SQ: 164.271																																																																																																			
Insulation: 2 - Typical				Other Features: 75700																																																																																																			
Int vs Ext: S				Grade Factor: 1.00																																																																																																			
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000																																																																																																			
Heat Type: 5 - Steam				NBHD Mod:																																																																																																			
# Heat Sys: 1				LUC Factor: 1.00																																																																																																			
% Heated: 100		% AC:		Adj Total: 387999																																																																																																			
Solar HW: NO		Central Vac: NO		Depreciation: 72168																																																																																																			
% Com Wall		% Sprinkled:		Depreciated Total: 315831																																																																																																			
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:																																																																																															
Make:		Model:																																																																																																					
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor:			Before Depr:	164.27																																																																																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																						
<b>PARCEL ID</b> 143.0-0009-0014.0																																																																																																							
More: N				Total Yard Items:				Total Special Features:				Total:																																																																																											
<b>SKETCH</b>																																																																																																							
<b>SUB AREA</b> <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th> </tr> </thead> <tbody> <tr> <td>FFL</td><td>First Floor</td><td>832</td><td>164.270</td><td>136,673</td><td>BMT</td><td>100</td><td>RRM</td><td>30</td><td>C</td><td></td> </tr> <tr> <td>SFL</td><td>Second Floor</td><td>790</td><td>164.270</td><td>129,840</td><td>SFL</td><td>95</td><td></td><td></td><td></td><td></td> </tr> <tr> <td>BMT</td><td>Basement</td><td>650</td><td>58.890</td><td>38,279</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>EFP</td><td>Enclos Porch</td><td>144</td><td>44.940</td><td>6,471</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>STG</td><td>Storage</td><td>144</td><td>7.200</td><td>1,036</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 2,560</td><td>Total:</td><td>312,299</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Size Ad</td><td>1622.4</td><td>Gross Are</td><td>2602</td><td>FinArea</td><td>1817</td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	FFL	First Floor	832	164.270	136,673	BMT	100	RRM	30	C		SFL	Second Floor	790	164.270	129,840	SFL	95					BMT	Basement	650	58.890	38,279							EFP	Enclos Porch	144	44.940	6,471							STG	Storage	144	7.200	1,036							Net Sketched Area: 2,560				Total:	312,299						Size Ad	1622.4	Gross Are	2602	FinArea	1817					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																													
FFL	First Floor	832	164.270	136,673	BMT	100	RRM	30	C																																																																																														
SFL	Second Floor	790	164.270	129,840	SFL	95																																																																																																	
BMT	Basement	650	58.890	38,279																																																																																																			
EFP	Enclos Porch	144	44.940	6,471																																																																																																			
STG	Storage	144	7.200	1,036																																																																																																			
Net Sketched Area: 2,560				Total:	312,299																																																																																																		
Size Ad	1622.4	Gross Are	2602	FinArea	1817																																																																																																		
<b>SUB AREA DETAIL</b> <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th> </tr> </thead> <tbody> <tr> <td>FFL</td><td>First Floor</td><td>832</td><td>164.270</td><td>136,673</td><td>BMT</td><td>100</td><td>RRM</td><td>30</td><td>C</td><td></td> </tr> <tr> <td>SFL</td><td>Second Floor</td><td>790</td><td>164.270</td><td>129,840</td><td>SFL</td><td>95</td><td></td><td></td><td></td><td></td> </tr> <tr> <td>BMT</td><td>Basement</td><td>650</td><td>58.890</td><td>38,279</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>EFP</td><td>Enclos Porch</td><td>144</td><td>44.940</td><td>6,471</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>STG</td><td>Storage</td><td>144</td><td>7.200</td><td>1,036</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 2,560</td><td>Total:</td><td>312,299</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Size Ad</td><td>1622.4</td><td>Gross Are</td><td>2602</td><td>FinArea</td><td>1817</td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	FFL	First Floor	832	164.270	136,673	BMT	100	RRM	30	C		SFL	Second Floor	790	164.270	129,840	SFL	95					BMT	Basement	650	58.890	38,279							EFP	Enclos Porch	144	44.940	6,471							STG	Storage	144	7.200	1,036							Net Sketched Area: 2,560				Total:	312,299						Size Ad	1622.4	Gross Are	2602	FinArea	1817					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																													
FFL	First Floor	832	164.270	136,673	BMT	100	RRM	30	C																																																																																														
SFL	Second Floor	790	164.270	129,840	SFL	95																																																																																																	
BMT	Basement	650	58.890	38,279																																																																																																			
EFP	Enclos Porch	144	44.940	6,471																																																																																																			
STG	Storage	144	7.200	1,036																																																																																																			
Net Sketched Area: 2,560				Total:	312,299																																																																																																		
Size Ad	1622.4	Gross Are	2602	FinArea	1817																																																																																																		
<b>IMAGE</b>																																																																																																							
<b>AssessPro Patriot Properties, Inc</b>																																																																																																							